

KENTUCKY REAL ESTATE APPRAISERS BOARD

TYPE OF MEETING

Regular Meeting

DATE AND LOCATION

March 25, 2011 – Board Office

PRESIDING OFFICER

Harold Brantley, Chair

ROLL CALL

Present:

Harold Brantley, Chair
Sam E. Blackburn, Vice Chair
G. Herbert Pritchett, Board Member
Dorsey Hall, Board Member
Kathy Mayfield, Board Member

Present Also:

Larry Disney, Executive Director
Angie Thomas, Staff Assistant
Ravon Radmard, Executive Secretary
James Grawe, Board Counsel
Dennis Badger, Investigator Consultant

ELECTION OF OFFICERS

Governor Steven Beshear reappointed Dorsey Hall and Kathy Mayfield to the Board with terms expiring November 19, 2013.

A motion was made by Dorsey Hall to elect Harold Brantley as Chair and Sam Blackburn as Vice Chair and a second was made by Kathy Mayfield. The Board unanimously approved the decision.

Chair, Harold Brantley opened the meeting by welcoming the guest. The guests in attendance were Marvin Dever, Jason Ferris and Earl Eversole.

Motion by Sam Blackburn, second by Herbert Pritchett and the Board unanimously approved the February 10, 2011 minutes.

EDUCATION

Motion by Sam Blackburn, second by Kathy Mayfield and the Board unanimously approved the following education courses for fiscal year 2010-2011:

A. Career Webschool

- (1) General Appraiser Market Analysis & Highest and Best Use – 30 hours QE and CE synchronous
- (2) General Appraiser Sales Comparison Approach – 30 hours QE and CE synchronous
- (3) General Appraiser Site Valuation & Cost Approach – 30 hours QE and CE synchronous
- (4) Advanced Residential Applications & Case Studies – 15 hours QE and CE synchronous

B. Wilson Educational Group

- (1) WEG 2012 – Real Estate Lending 2011 – 7 hours classroom CE
- (2) WEG 432C – Beyond Sales Comparison Grid – 7 hours classroom CE

C. American Society of Farm Managers & Rural Appraisers

- (1) Wind Power – 8 hours classroom CE
- (2) Appraising a Large Dairy Seminar – 8 hours classroom CE
- (3) General Market Analysis and Highest & Best Use – 30 hours classroom QE
- (4) Sales Comparison Approach for General Appraisers – 30 hours classroom QE

D. Appraisal Institute

- (a) The Uniform Appraisal Dataset from Fannie Mae and Freddie Mac – 7 hours classroom CE
- (b) Appraising the Appraisal: Appraisal Review – General – 7 hours classroom CE
- (c) Residential Applications: Using Technology to Measure & Support Assignment Results – 7 hours classroom CE

E. Dennis Badger & Associates

- (1) Appraiser Regulation & Guidelines Update – 7 hours classroom CE
- (2) FHA Today – 7 hours classroom CE
- (3) Sales Comparison Fundamentals – 7 hours classroom CE

(4) Appraising Difficult Residential Properties – 7 hours classroom CE

F. McKissock, LP

- (1) Residential Appraisal Review – 7 hours virtual classroom CE
- (2) Residential Report Writing: More Than Forms – 7 hours virtual classroom CE
- (3) Understanding the Uniform Appraisal Dataset – 3 hours classroom CE

G. Kentucky Department of Revenue – Office of Property Valuation

- (a) KY Course 72 – Commercial Real Property Appraisal by use of Income/ Market Approach – 15 hours CE

H. Northern Kentucky Area Planning Commission

- (1) Using Web Based GIS Data: 101 – 4 hours CE

EXPERIENCE REVIEW

(1) Rickie Spann – Motion by Kathy Mayfield, second by Sam Blackburn and the Board approved the experience for Certified General.

CERTIFICATION/LICENSURE

Motion by Herbert Pritchett, second by Kathy Mayfield and the Board voted to approve a total of eleven (11) individuals for certification/licensure.

A. Approval

- (1) Barry R. Ankney – Certified General (Ohio)
- (2) Charles L. Cather – Certified General (Ohio)
- (3) Eric L. Enloe – Certified General (Missouri)
- (4) Angela B. George – Certified Residential (West Virginia)
- (5) Thomas J. George, Jr. – Associate
- (6) Thomas C. Harmening – Certified General (Illinois)
- (7) Blakely Hayden - Associate
- (8) Luther E. Rogers – Associate
- (9) Rickie Spann – Certified General
- (10) Neil R. Thompson – Associate
- (11) Fred W. Westbrook – Certified General (Ohio)

B. Blakely Hayden – Applicant applying for Associate with prior convictions – Motion by Herbert Pritchett, second by Kathy Mayfield and the voted unanimously approved the application for Associate license. The certification list will change to reflect this approval.

COMPLAINT

- A. Case Summary Flow Chart – All cases are under the one year requirement.
- B. The Board was advised there have been a total of 63 cases filed for 2010 and 12 cases filed for 2011.
- C. Investigator Report – Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted unanimously for Larry Disney to submit letter to FHFA.

Motion by Herbert Pritchett, second by Sam Blackburn and the Board voted unanimously to reimburse Dennis Badger for his expenses to the AARO Spring Conference. Expense will be paid through the investigation contract and shall not exceed the \$1,500 allotted for travel reimbursement.

- D. Cases that have been appealed.

- (1) Matt Miniard – Final Order 6/24/09
Appeal filed on 7/29/09
- (2) David Harrington – Final Order 2/18/10
Appeal filed on 3/25/10
- (3) Lynn Prichard – 3/2008
Lawsuit filed on 12/2008

- E. Cases

- (1) Case No. 10-40 – Motion by Sam Blackburn, second by Herbert Pritchett and the Board unanimously agreed to file a formal complaint and set for a hearing.
- (2) Case No. 10-33 – Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously agreed to dismiss with recommendation to complete a 7 hour Sales Comparison and Market Analysis course. The seven hours will apply toward the CE requirement.
- (3) Case No. 10-36 – Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously agreed to dismiss the case.
- (4) Case No. 10-34 – Motion by Herbert Pritchett, second by Sam Blackburn and the Board voted unanimously to dismiss with recommendation to complete two 7 hour continuing education courses: 1) Residential Report Writing, and 2) Appraising FHA Assignments. The fourteen hours will apply toward the CE requirement.
- (5) Case No. 10-38 – Motion by Sam Blackburn, second by Herbert Pritchett and the Board voted unanimously to dismiss with recommendation to complete a

7 hour Residential Report Writing course. The seven hours will apply toward the CE requirement.

- (6) Case No. 10-45 – Motion by Dorsey Hall, second by Kathy Mayfield and the Board voted unanimously to dismiss the case.
- (7) Case No. 10-46 – Motion by Herbert Pritchett, second by Sam Blackburn and the Board voted unanimously to dismiss with recommendation to complete a 7 hour Residential Report Writing course. The seven hours will apply toward the CE requirement.
- (8) Case No. 10-32 and 10-43 – Motion by Dorsey Hall, second by Kathy Mayfield and the Board voted unanimously to dismiss with recommendation to 1) not permit Associate appraiser to travel more than 50 miles outside his office area without his accompaniment, and 2) complete a continuing education course for the completion of the Fannie Mae/Freddie Mac Uniform Appraisal Dataset when the course is available.
- (9) Case No. 10-06 – Roger Jahn – Motion by Sam Blackburn, second by Dorsey Hall and the Board unanimously accepted the agreed order, whereby,
 - A. **Jahn** agrees to pay a \$350.00 fine with the total amount due with the signed agreed order.
 - B. **Jahn** shall complete a 7 hour continuing education class, Report Writing and a 7 hour continuing education class Sales Comparison-Market Analysis. Said 14 hours of education shall be in addition to the regular continuing education requirement of 201 KAR 30:050 Section 7. The course work required herein shall be completed by June 30, 2011.
 - C. **Jahn** agrees that the Board shall not renew his certification for the 2011 renewal cycle July 1, 2011 until he has completed the requirements of the terms set out in paragraphs (a) and (b) of this order.
- (10) Case No. 10-35 – Robert Weber – Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously accepted the agreed order, whereby,
 - A. **Weber** shall complete a 7 hour Report Writing Course and a 7 hour Sales Comparison and Market Analysis course prior to July 1, 2011. Said 14 hours of education shall be in addition to the regular continuing education requirement of 201 KAR 30:050 Section 7. The course work required herein shall be completed by July 1, 2011.
 - B. **Weber** agrees that the Board shall not renew his certification for the 2011 renewal cycle July 1, 2011 until he has completed the requirements of the terms set out in paragraph (a) of this order.

MISCELLANEOUS

The Board reviewed:

- (1) ASC Review Checklist
- (2) Board response to ASC Checklist
- (3) KREAB Louisville Seminar Evaluations
Louisville Attendees – 167 Attendees
 - \$20,750.00 Income
 - \$ 8,813.51 Expenses
 - *\$11,936.49 Net Income*
- (4) Budget Ending February 2011
- (5) ASC Bulletin to States
- (6) Appraisal, Appraisal Review, Appraisal Consulting – Jim Grawe
- (7) HB 288 Officially signed by Governor on March 16 – The Board congratulated and thanked all the participants that worked in getting this Bill passed.
- (8) Administrative Regulations will be written to enforce the ACT
- (9) Fannie Mae/Freddie Mac Uniform Appraisal Dataset
- (10) Mortgage Bankers Association of Kentucky Meeting on March 16, 2011
- (11) Appraisal Order Request
- (12) Email concerning forms
- (13) KREAB Newsletter – The Board voted to table the discussion on the current newsletter and any future articles until the articles have been reviewed by the Board and approved by Jim Grawe, Board Counsel
- (14) Letter from Division of Real Properties
- (15) Lexington Attendees – 178 Attendees
 - \$21,975.00 Income
 - \$ 4,865.40 Expenses
 - *\$17,109.60 Net Income*
- (16) Sam Blackburn made the recommendation that all letters concerning the Board business shall be written and submitted by the Executive Director unless otherwise requested by the Board.
- (17) GAO Study – Effectiveness of State Regulation
- (18) KAR 30 regulation changes passed
- (19) The staff is working on the online renewal
- (20) The Board agreed to look into Larry Disney developing and offering a review course to Bankers, FDIC, Dept of Financial Institution and any other entities that would be interested in this course. Recommendations for the course will be presented at the April Board meeting.

NEW BUSINESS

The Board was notified that the April Board meeting will be Thursday, April 21, 2011 at 9:00 a.m. at the Board office.

The Board was notified that the May Board meeting will be Thursday, May 26, 2011 and the June Board meeting will be changed to June 17, 2011 at 1:30 p.m.

Motion by Dorsey Hall, second by Sam Blackburn and the Board voted unanimously to adjourn the meeting.


Chair


Staff Assistant